

# MIAMI BEACH

## CITY OF MIAMI BEACH

### HISTORIC PRESERVATION BOARD

#### NOTICE TO THE PUBLIC

The Miami Beach Historic Preservation Board will hold a regularly scheduled meeting on **Tuesday, July 8, 2014 at 9:00 a.m.** in the City Commission Chambers, City Hall, 1700 Convention Center Drive, Third Floor, Miami Beach, Florida 33139. At this meeting, the Board will hold public hearings to review the following projects, not necessarily in the same order as they appear in this notice:

- I. REQUESTS FOR CONTINUANCES / OTHER
- II. MODIFICATIONS TO PREVIOUSLY APPROVED APPLICATIONS
  1. HPB File No. 5911, **311-313 Meridian Avenue**. The applicant, M 311 Meridian Owner LLC., is requesting modifications to a previously issued Certificate of Appropriateness for the total demolition of an existing 2-story structure and the total demolition of an existing single story structure. Specifically, the applicant is requesting to modify conditions C.1.b. through e. of the Order.
  2. HPB File No. 7408, **626-650 Ocean Drive - Heathcote Apartments Park Central Hotel and Imperial Hotel**. The applicant, Park Central Partners, LLC, is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story Heathcote Apartments, the existing 7-story Park Central Hotel and the existing 3-story Imperial Hotel, including the reconfiguration of the site, as part of a new hotel development. Specifically, the applicant is requesting a waiver in accordance with Section 118-564(f)(6) of the City Code, the requirement that a full building permit for the new construction be issued prior to the issuance of a demolition permit for a non-contributing structure on the site.
  3. HPB File No. 4875, **304-312 Ocean Drive**. The applicant, Sea Spray Development, LLC., is requesting modifications to a previously issued After-the-Fact Certificate of Appropriateness for the complete demolition of the former 3-story apartment building. Specifically, the applicant is requesting to modify condition C.2. of the Order.
  4. HPB File No. 2527, **6901 Collins Avenue**. The applicant, South Florida Condominium Management Inc., is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, restoration and renovation of an existing three (3) story Hotel, and the construction of a new seventeen (17) story multi-family building. Specifically, the applicant is requesting additional demolition, site plan modifications and design modifications.
- III. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS
  1. Previously-continued applications from April 8, 2014
    - a. HPB File No. 7427, **1060 Ocean Drive - Walgreens**. The applicant, Nakash Strand, LLC., is requesting a Certificate of Appropriateness for modifications to the ground floor public interior spaces.
  2. New Applications
    - a. HPB File No. 7439, **643-657 Lincoln Road**. The applicant, Lincoln Centurion Retail LLC., is requesting a Certificate of Appropriateness for modifications to the Lincoln Road facade.
    - b. HPB File No. 7440, **729-735 3rd Street, 311-321 Meridian Avenue**. The applicant, M 311 Meridian Owner LLC., is requesting a Certificate of Appropriateness for the total demolition of an existing non-contributing structure and the construction of a new 4-story multi-family building.
    - c. HPB File No. 7434, **801 Lincoln Road**. The applicant, Miami Beach Lincoln LLC., is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing 1-story commercial building including the construction of a new 3-story ground level addition.
    - d. HPB File No. 7435, **6423 Collins Avenue**. The applicant, Mar Del Plata Condominium Association Inc., is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing 16-story, non-contributing multi-family building. Specifically, the applicant is proposing the introduction of new glass railings to replace the existing masonry railings.
    - e. HPB File No. 7437, **312 Ocean Drive**. The applicant, Sea Spray Development, LLC., is requesting a Certificate of Appropriateness for the construction of a new 4-story multi-family building.
    - f. HPB File No. 7438, **7833 Atlantic Way**. The applicant, Fario Suleman, is requesting a Certificate of Appropriateness for the construction of a new 3-story single-family residence on a vacant lot.
- IV. NEW BUSINESS
- V. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER
- VI. CITY ATTORNEY UPDATES
- VII. NEXT MEETING DATE REMINDER:  
**Tuesday, August 12, 2014 at 9:00 am**
- VIII. ADJOURNMENT

These applications have been filed with the Planning Department for review by the Historic Preservation Board, pursuant to Section 118-503, Section 118-537, Section 118-561, Section 118-591 and Section 118-102 of the City's Land Development Regulations.

All persons are invited to attend this meeting or be represented by an agent, or to express their views in writing addressed to the Historic Preservation Board c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. The applications for the above projects are available for public inspection during normal business hours at the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Inquiries may be directed to the Department at (305) 673-7550.

Any of the above items may be continued and, under such circumstances, additional legal notice would not be provided. Any person may contact the Department at (305) 673-7550 for information as to the status of these items as a result of the Board's meeting.

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Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that: If a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or hearing, such person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Board's Administrator at (305) 673-7550 for assistance, no later than four (4) days prior to the proceeding. If hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice), for assistance.

Persons requiring sign language interpreters should contact the Board's Administrator five (5) days in advance, when possible. For information on access for persons with disabilities, or to request material in accessible format, please call (305) 673-7550 (VOICE); hearing impaired persons, please call (305) 6737219 (TDD).